

AGENDA
FLATHEAD COUNTY PLANNING BOARD

The Flathead County Planning Board will meet on
Wednesday, February 8, 2023 beginning at 6:00 P.M.
In the 2nd floor conference of the South Campus Building, 40 11th Street West, Suite 200, Kalispell, Montana.

Please note agenda items are subject to change without notice.

THE AGENDA FOR THE MEETING WILL BE:

- A. Call to order and roll call**
- B. Pledge of Allegiance**
- C. Approval of the January 11, 2023 meeting minutes**
- D. Public comment on public matters that is within the jurisdiction of the Planning Board (2-3-103 M.C.A.)**
- E. Board members disclose any conflict of interests**
- F. Public Hearings: The Flathead County Planning Board will hold a public hearing on the following agenda item. Following the hearing and Board discussion, the Board may make a recommendation to the Board of County Commissioners for final action:**
 - 1. **FZC-22-26** A zone change request from APEC Engineering, on behalf of Montarise Developments, LLC for property within the Prairie View and Highway 93 North Zoning Districts. The proposal would change the zoning on three parcels of land located north of KM Ranch Road near Whitefish, MT from *SAG-5 (Suburban Agricultural)* to *R-2.5 (Rural Residential)*. The total acreage involved is approximately 155.9 acres. **THE PUBLIC HEARING FOR THIS AGENDA ITEM HAS BEEN CLOSED.**
 - 2. **FPP-22-30** A request from Caitlin Spratling, with technical assistance from Sands Surveying, Inc., and Core Water Consulting, for preliminary plat approval of River Meadows Subdivision, a proposal to create six (6) residential lots on 40.002 acres. The proposed lots would be served by individual septic systems and individual wells. The property is located at 124 & 166 Glacier Flats Road, near Kalispell, MT.
 - 3. **FPP-22-31** A request from Freedom Group of Montana LLC, with technical assistance from Sands Surveying, Inc., and Water & Environmental Technologies, for preliminary plat approval of Freedom Group of Montana Subdivision, a proposal to create twelve (12) residential lots on 15.438 acres. The proposed lots would be served by individual septic systems and shared wells. The property is located off Helena Flats Road, south of Reserve Drive, near Kalispell, MT.
 - 4. **FPP-22-32** A request from Sands Surveying, Inc., on behalf of Brent Young and Garrett Yarde, for preliminary plat approval of Shadow Mountain Estates, a proposal to create 20 residential lots on 15.44 acres. The proposed lots would be served by individual septic systems and individual wells. The property is located at 403 Helena Flats Road, near Kalispell, MT.
- G. Old Business**
 - 1. **Short Term Rentals**
 - 2. **Subdivision Regulations - Dust Abatement Program proposed revisions**
- H. New Business**
- I. Adjournment**

***Regular meetings may be concluded at 11:00 P.M., at the discretion of the Chair.*

*Any agenda item not considered prior to 11:00 P.M. will be rescheduled to the next regularly scheduled meeting***

All decisions made by the Planning Board are considered recommendations and will be forwarded to the Board of County Commissioners for final action. Please check the County Commissioners page of the County website, flathead.mt.gov/commissioner/ or contact the Commissioners' office at 758-5503, for the scheduled date and time of a particular item.

Persons with a disability may request a reasonable accommodation by contacting the Flathead County Planning & Zoning Office at 406-751-8200 or TTY (800) 335-7592, or call Montana Relay at 711. Requests should be made as early as possible to allow time to arrange the accommodation.